



Exterior - Front

MLS # 73236794 - Coming Soon
Condo - Townhouse, Attached

33 John Street - Unit 2
Newton, MA: Thompsonville, 02459
Middlesex County

List Price: **\$2,395,000**

Unit Placement: **Street**
 Unit Level: **1**
 Grade School: **Bowen**
 Middle School: **Oakhill**
 High School: **Newton South**
 Outdoor Space Available:
 Handicap Access/Features: **No**
 Directions: **Route 9 Westbound; John Street is the second street on the right after the Chestnut Hill Mall**

Total Rooms: **9**
 Bedrooms: **4**
 Bathrooms: **3f 2h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Acres: **0.21 (9,153 SqFt)**

Remarks

Explore contemporary luxury at Unit 2, 33 John Street, Newton. This newly crafted townhome redefines sophistication, boasting 4 bedrooms, 3 full baths, and 2 half baths spread over four levels. Step into the expansive open-plan living area adorned with premium finishes and designer accents. The main level also hosts a versatile office space and convenient powder room. Upstairs, discover a tranquil primary suite with a spa-like en suite bathroom and custom closets, complemented by two additional bedrooms and a full bathroom. Ascend to the top floor to uncover a fourth bedroom, en suite bathroom, and access to the enticing rooftop deck. A finished basement adds versatility to your living arrangements, while a 1-car garage, off-street parking, and functional mudroom ensure daily convenience. Situated in the sought-after Thompsonville neighborhood, enjoy easy access to upscale shopping, dining, and recreational amenities. Estimated June 2024 completion. Images and virtual tour coming soon.

Property Information

Approx. Living Area Total: **3,971 SqFt (\$603.12/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Other**
 Approx. Above Grade: **2,858 SqFt** Approx. Below Grade: **1,113 SqFt** Levels in Unit: **4**
 Living Area Disclosures: **Actual measurements may vary.**

Heat Zones: **3 Central Heat, Forced Air, Gas, ENERGY STAR** Cool Zones: **3 Central Air, ENERGY STAR**
 Parking Spaces: **1 Off-Street, Tandem, Paved Driveway** Garage Spaces: **1 Attached, Under, Garage Door Opener, Insulated**

Disclosures: **Images are rendered and/or virtually staged for marketing purposes only. Units have not been individually assessed for taxes and condo documents are in the process of being prepared. Condo fees, what's included, and pet policy still to be determined.**

Complex & Association Information

Complex Name: Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **0** Source: **Owner**
 Association: **Yes** Fee: **\$0 Unknown**
 Assoc. Fee Incls: **Master Insurance, Reserve Funds**
 Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Deck - Exterior, Recessed Lighting
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove, Lighting - Pendant
Main Bedroom:	2		Closet - Walk-in, Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, High Speed Internet Hookup, Recessed Lighting, Tray Ceiling
Bedroom 2:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead
Bedroom 3:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead
Bedroom 4:	2		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony / Deck, Cable Hookup, High Speed Internet Hookup, Recessed Lighting, Ceiling - Half-Vaulted
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce
Bath 3:	3		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Cabinets - Upgraded, Recessed Lighting, Lighting - Sconce

Laundry:	2	Flooring - Hardwood, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup
Bonus Room:	B	Flooring - Vinyl, High Speed Internet Hookup, Recessed Lighting, Wine Chiller
Mud Room:	B	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bathroom:	B	Bathroom - Half, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Recessed Lighting, Lighting - Sconce
Office:	1	Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Bathroom:	1	Bathroom - Half, Flooring - Stone/Ceramic Tile, Low Flow Toilet, Recessed Lighting, Lighting - Sconce

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station**

Appliances: **Disposal, Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Vent Hood, Range - ENERGY STAR, Oven - ENERGY STAR**

Association Pool: **No**

Basement: **Yes Full, Finished, Interior Access, Garage Access**

Beach: **No**

Construction: **Frame, Stone/Concrete**

Docs in Hand: **Floor Plans, Other (See Remarks)**

Electric Features: **200 Amps**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Fiber Cement Siding**

Exterior Features: **Porch, Deck - Roof, Deck - Composite, Balcony, Decorative Lighting, Gutters, Professional Landscaping, Stone Wall**

Flooring: **Wood, Tile, Vinyl**

Hot Water: **Natural Gas**

Insulation Features: **Full, Spray Foam**

Interior Features: **Cable Available, Wetbar, Internet Available - Unknown**

Management: **Owner Association**

Roof Material: **Asphalt/Fiberglass Shingles, Rubber, Metal**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water, Individual Meter**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **No** Warranty Features: **Unknown**

Year Built/Converted: **2024**

Year Built Source: **Owner**

Year Built Desc: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **65008 0065**

Assessed: **\$1,159,000**

Tax: **\$0** Tax Year: **2024**

Book: **80767** Page: **592**

Cert:

Zoning Code: **MR1**

Map: **65** Block: **008** Lot: **0065**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**

Facilitator: **1.0%**

Compensation Based On: **Net Sale Price**

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Market History for 33 John Street U:2, Newton, MA: Thompsonville, 02459

MLS #	Date		DOM	DTO	Price
73236794	5/13/2024	Listed as Coming Soon for \$2,395,000	0		\$2,395,000
Market History for Office Id: AN7546			0		

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33 John Street U:2, Newton, MA: Thompsonville, 02459

Condominium - Condo
List Price: \$2,395,000



Exterior - Front



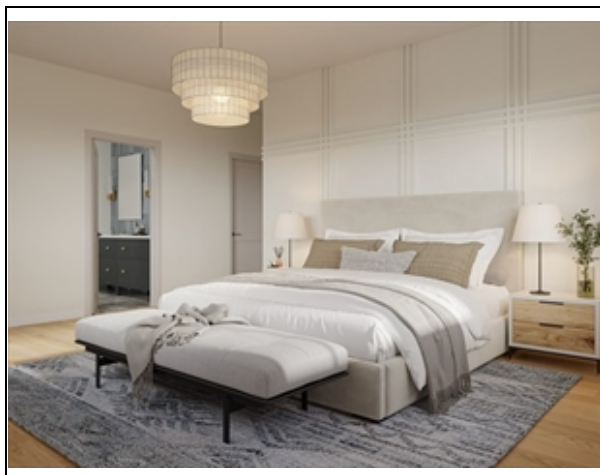
Entry Hall



Kitchen



Living Room



Bedroom - Main

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